142.0	0002	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	903,500	/	903,500
USE VALUE:	903,500	/	903,500
ASSESSED:	903,500	/	903,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O HAGAN BRIAN/KAREN G
Owner 2:	
Owner 3:	
Street 1:	86 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZHANG JIE -
Owner 2:	WU ZIJI -
Street 1:	86 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Aluminum Exterior and 2307 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5025.000	442,200	4,700	456,600	903,500
Total Card	0.115	442,200	4,700	456,600	903,500
Total Parcel	0.115	442,200	4,700	456,600	903,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.72 /Parcel: 391.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	442,200	4700	5,025.	456,600	903,500		Year end	12/23/2021
2021	101	FV	430,000	4700	5,025.	456,600	891,300		Year End Roll	12/10/2020
2020	101	FV	430,200	4700	5,025.	456,600	891,500	891,500	Year End Roll	12/18/2019
2019	101	FV	318,300	4700	5,025.	428,100	751,100	751,100	Year End Roll	1/3/2019
2018	101	FV	253,800	4700	5,025.	353,900	612,400	612,400	Year End Roll	12/20/2017
2017	101	FV	253,800	4700	5,025.	325,300	583,800	583,800	Year End Roll	1/3/2017
2016	101	FV	253,800	4700	5,025.	296,800	555,300	555,300	Year End	1/4/2016
2015	101	FV	239,700	4700	5,025.	291,100	535,500	535,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZHANG JIE	49849-189		7/27/2007		519,000	No	No		
HAVERN ROBERT A	46673-384		12/16/2005		529,000	No	No		
	8364-299		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2016	736	Addition	333,000					addition w/kitchen
7/2/2013	996	Re-Roof	12,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2017	Meas/Inspect	DGM	D Mann
9/18/2017	Permit Visit	DGM	D Mann
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
11/13/2008	Meas/Inspect	189	PATRIOT
3/30/2006	MLS	MM	Mary M
10/26/2000	Hearing N/C	153	PATRIOT
12/9/1999	Inspected	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5025		Sq. Ft.	Site		0	80.	1.14	9									456,600						456,600	

USER DEFINED

Prior Id # 1:	91466
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 91466
GIS Ref:
GIS Ref:
Insp Date: 09/18/17
!10975!

PRINT: Date 12/30/21 Time 11:41:32

LAST REV: Date 09/18/18 Time 13:30:28 danam

PAT ACCT.: 10975

Patriot Properties Inc.

Total AC/HA:	0.11536	Total SF/SM:	5025	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,600	Spl Credit		Total:	456,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21029878
Const Adj.:	0.98000199
Adj $ / SQ:	160.123
Other Features:	115309
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495694
Depreciation:	53535
Depreciated Total:	442159

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

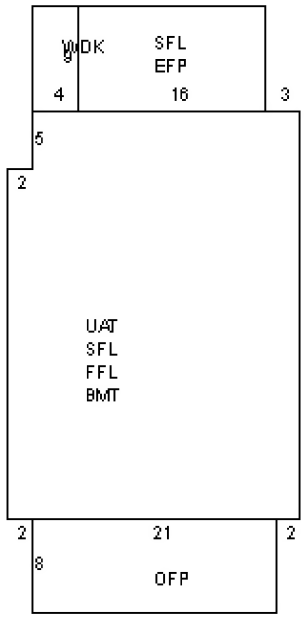
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.12
Special Features:	0	Val/Su Net:	133.88
Final Total:	442200	Val/Su SzAd	235.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,009	160.120	161,564
BMT	Basement	865	63.650	55,056
FFL	First Floor	865	160.120	138,506
UAT	Upper Attic	216	64.050	13,851
OFP	Open Porch	168	25.800	4,334
EFP	Enclos Porch	144	45.210	6,510
WDK	Deck	36	15.680	564

	Net Sketched Area:	3,303	Total:		
Size Ad	1874	Gross Area	7868	FinArea	2307

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1950	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc